

gth





41 Castle Hill Gardens Torrington, Devon, EX38 8EX

Bideford 7.0 miles; Barnstaple 12.1 miles; South Molton 16.0 miles;

 1
  3
  1
  98.3 sq m

This well-proportioned three-bedroom semi-detached home is offered for sale with no onward chain, making it an ideal purchase for first-time buyers, families, or investors alike.

Freehold Guide Price

£265,000

DESCRIPTION

The property features a bright and comfortable lounge, alongside a spacious kitchen/diner providing ample space for everyday living and entertaining. A separate utility room adds valuable practicality and additional storage. Upstairs, there are three well-sized bedrooms and a family bathroom.

Externally, the home benefits from a private rear garden, perfect for relaxing or outdoor dining, as well as a garage and driveway offering off-road parking.

The property is vacant and ready for immediate occupation, presenting a fantastic opportunity for buyers looking for a smooth and straightforward purchase.

Early viewing is highly recommended to appreciate the space and potential on offer.

SERVICES & OUTGOINGS

We understand that mains electric, gas, water and drainage are connected to the property. Gas fired central heating.

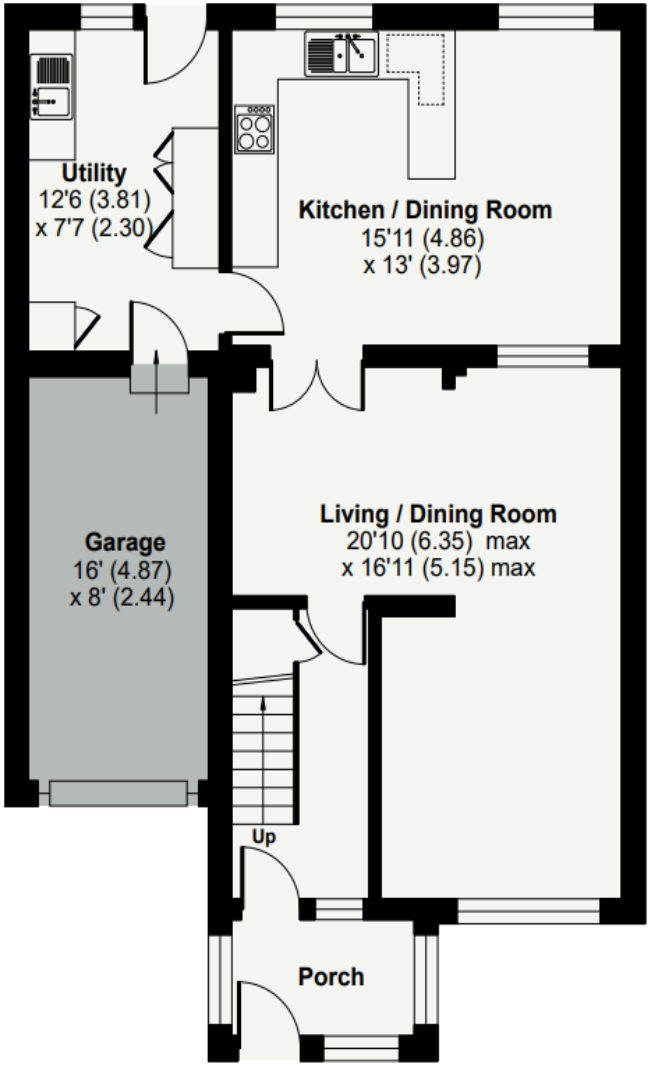
Council Tax: Torridge District Council—Band C

SITUATION

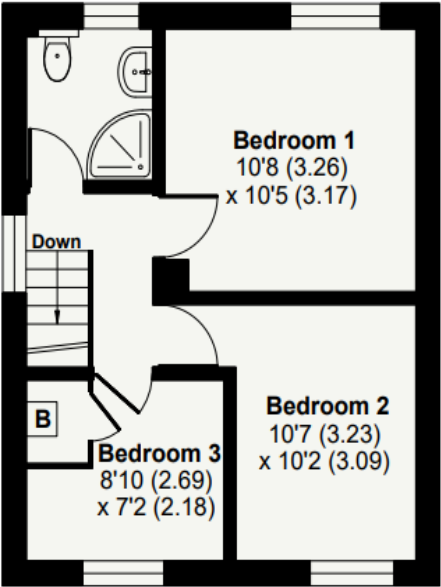
Located in the charming market town of Great Torrington, this

Castle Hill Gardens, Torrington, Devon, EX38

Approximate Area = 1059 sq ft / 98.3 sq m
Garage = 121 sq ft / 11.2 sq m
Total = 1180 sq ft / 109.5 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1405689



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

property enjoys a picturesque setting surrounded by 365 acres of historic common land—perfect for scenic walks, breathtaking views, and access to the River Torridge. Great Torrington boasts a vibrant community spirit and an impressive range of amenities, including shops, GP and dental surgeries, sports clubs, a gym, nurseries, primary and secondary schools, a Lidl supermarket, and a selection of pubs and restaurants. Cultural and leisure highlights include the renowned Plough Arts Centre, RHS Rosemoor Gardens, and direct access to the Tarka Trail, offering superb walking and cycling opportunities.

DIRECTIONS

What3words:///busy.greet.allows

ADDITIONAL INFORMATION

Broadband: Broadband is available — Basic 18 Mbps, Superfast 71 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding.

Agents note: The property is a probate transaction and the sellers have limited information available and we advise any perspective purchaser to make their own enquires.

Construction Type: Traditional





VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

4 Cross Street, Barnstaple, EX31 1BA

Email: residential.barnstaple@gth.net

Tel: 01271 233777 | Ref: BAR250169

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www.gth.net